

HUNTERS®

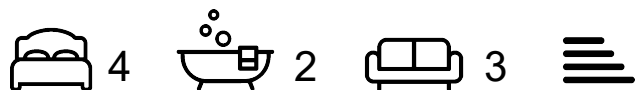
HERE TO GET *you* THERE



O'Neill Drive

Peterlee, SR8 5UD

Offers In The Region Of £310,000



OUTSTANDING EXECUTIVE FOUR DOUBLE BEDROOM FAMILY RESIDENCE ... Hunters are delighted to present to the market this spectacular corner positioned detached property which has been extensively improved by the current owners with the introduction of a sumptuous garden room overlooking the predominantly southerly gardens, a beautiful decorative finish and an eye catching dining kitchen, bathroom and en-suite facilities. O'Neill Drive is situated within easy reach of the scenic Castle Eden Dene nature reserve, town centre amenities, schools and the A19 which interlinks with all of the regions centres including the historic city of Durham. The accommodation briefly comprises of an entrance hallway, lounge, dining room, an impressive garden room, dining kitchen with an accompanying utility room, a ground floor W/c, four double bedrooms, a contemporary family bathroom and ensuite facility, a garage with double driveway and a wonderful landscaped rear garden. EPC On Order. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



Entrance Hallway
The welcoming entrance features a double glazed exterior door and an open archway opening into the main hall with an accompanying newel posted staircase to the first floor landing, a radiator and appealing oak internal doors opening into the main lounge, dining kitchen and the ground floor guest W/c.

Ground Floor W/c
This useful facility situated off the hallway incorporates a low level w/c accompanied with a pedestal hand wash basin and attractive wall and floor tiling.

Lounge 19'0" x 11'7" (5.81m x 3.54m)
Situated at the front of this exemplary residence the principle reception room features an attractive double glazed bay window overlooking the cul-de-sac complimented with beautiful oak flooring and an eye catching fireplace inset with a gas fire. Additional attributes include two radiators and a pair of partially glazed oak french doors which open into the dining room.

Dining Room 11'7" x 9'1" (3.55m x 2.79m)
Nestled towards the rear of the home this delightful room features a continuation of the oak flooring from the lounge, a radiator, door to the kitchen and a wonderful open aspect to the spectacular garden room.

Garden Room 11'9" x 9'4" (3.59m x 2.87m)
Individually bespoke, this fabulous additional reception room provides lovely views across the rear gardens, a radiator and a pair of double glazed doors offering accessibility onto the larger than average paved patio preceding the central lawned garden.

Kitchen 15'4" x 8'11" (4.69m x 2.74m)
The awe inspiring contemporary kitchen provides a sumptuous culinary area with a splendid array of wall and floor cabinets finished in gloss white colour tones and contrasting laminated work surfaces which integrate a one and a half bowl stainless steel sink and drainer unit complete with mixer tap fitments positioned below a double glazed window which provides lovely views across the gardens. Further accompaniments feature a radiator, door to the utility room and integral appliances to include an elevated double oven, microwave, an automatic dishwasher and a ceramic hob set beneath an elevated concealed extractor canopy.

Utility Room 8'11" x 4'11" (2.73m x 1.50m)
This useful utility area includes a continuation of the wall and floor cabinets from the kitchen, work surfaces which integrate a stainless steel sink and a double glazed door which provides access towards the side of the residence.

First Floor Landing
Positioned at the top of the stairwell from the entrance hallway this inviting area features a convenient double storage cupboard, a radiator and loft access.

Master Bedroom 13'6" x 12'1" (4.12m x 3.69m)
Situated at the front of the home the master bedroom incorporates a double glazed window offering wonderful elevated views across the cul-de-sac, two double wardrobes, a radiator and door to the impressive en-suite facility.

En-Suite
This delightful en-suite facility features an appealing vanity area integrating a concealed flush W/c and hand basin complimented with an enclosed shower cubicle complete with a glazed screen, an elevated chrome finished towel radiator, a double glazed window set to the side of the property and beautiful wall and floor tiling.

Second Bedroom 11'7" x 8'2" (3.54m x 2.51m)
Situated at the front of the residence, the second bedroom features a double glazed window, a fitted double wardrobe and a radiator.

Third Bedroom 11'10" x 9'2" (3.63m x 2.81m)
The well appointed third double bedroom incorporates a double glazed window providing lovely elevated views across the rear gardens, a radiator and a double fitted wardrobe.

Fourth Bedroom 11'0" x 7'6" (3.37m x 2.31m)
Located adjacent to the third bedroom at the rear of the home this unusually larger than average fourth double bedroom features a double glazed window, fitted double wardrobes and a radiator.

Family Bathroom 8'3" x 6'11" (2.54m x 2.11m)
The splendid family bathroom includes a sumptuous elegant finish with an appealing white suite comprising of a spa style panel bath complete with shower mixer tap fitments and a double shower enclosure with chrome finished glazed doors, a concealed flush W/c and hand wash basin recessed into a convenient vanity cabinet, an elevated chrome finished towel radiator, double glazed windows and eye catching contemporary wall and floor tiling.

Garage
The integrated garage features a roller garage door opening onto the double driveway to the front of the residence, an electric supply and a further external door offering access into the rear of the garage.

Outdoor Space
This outstanding family residence is situated at the top of the cul-de-sac and includes a favourable block paved double driveway intersecting the synthetic lawns. A gate provides accessibility into the magnificent landscaped rear gardens featuring a larger than average patio accessed via the garden room and the utility room respectfully. The beautiful central lawn is edged with pebbled boarders and culminates at another patio towards the top of the garden, ideal for family gatherings and quiet enjoyment during the warm summer months. Further notable attributes include an outside water tap and various exterior electrical outlets and a concealed storage shed located at the side of the home with a further electrical supply.

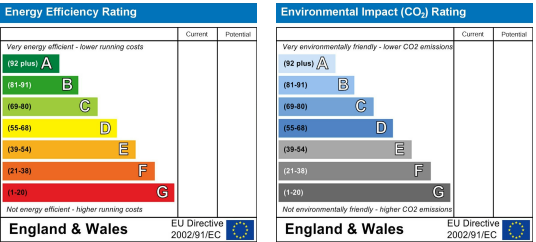
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com <https://www.hunters.com>